

**NOTICE OF INTENT**  
**NARRATIVE**

(258 Rockland Street, Hingham)

**Introduction**

This Notice of Intent is filed under the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40, and the Town of Hingham Wetlands By-Law. Shayne Ferrara (the Owner & Applicant) submits this Notice of Intent for construction of an inground pool associated with an existing single-family home.

**Project Site Description**

The Project Site is identified as Map 32 Lot 34. The Site contains approximately 2.37 acres of land and extends Northwest from its frontage on Rockland Street and Bonnie Brier Circle. The property is bounded by residences to the North, Northeast, West, and Southwest. The land is presently developed with an existing single-family home and detached garage serviced by typical underground utilities, septic system, paved driveway, and maintained lawn and landscape areas. The southeastern portion of the property (adjacent to Rockland St) is comprised of two Bordering Vegetated Wetlands with a small strip of upland between them where the driveway lies. The existing bordering vegetated wetlands (BVW) are located between Rockland Street and the lawn associated with the dwelling. The BVW's has been delineated with flagging and are represented on the submittal plans.

The portion of the of the Project Site adjacent to Rockland Street and below elevation 10 falls within a FEMA flood hazard zone. That same portion of the Project Site is also located within the Weir River ACEC. According to the most recently published on-line edition of the Massachusetts Natural Heritage Atlas, the entire Project Site is located outside of a Priority Habitat of Rare Species and Estimated Habitat of Rare Wildlife and no certified Vernal Pools are located on the Site.

Despite the proximity of on-site resource areas, development of the site as proposed on the submittal plans will not involve work within the flood hazard zone or the ACEC. Similarly, no work is proposed within the 50-foot buffer strip from the bordering vegetated wetland. No wetland resource areas will be adversely impacted by the any of the proposed work.

**Wetland Resource Areas**

Wetland resource areas on the Project Site are subject to the Massachusetts Wetlands Protection Act (M.G.L. Chapter 131, Section 40) and the Town of Hingham Wetlands By-Law. The wetland resource areas are defined by the Massachusetts Wetlands Protection Act regulations (310 CMR 10.00) as follows:

- **Bordering Vegetated Wetlands (BVWs):** As defined by 310 CMR 10.55(2), BVWs are freshwater wetlands that border on creeks, rivers, streams, ponds, and lakes. The boundary of BVW is determined by the presence of 50 percent or more of wetland indicator plants, saturated or inundated conditions, and hydric indicators (including soils).

## **Work Description within the Buffer Zone**

The purpose of the proposed work under this Notice of Intent is to construct an inground pool adjacent to the existing dwelling located on the Project Site. Work will include construction of the pool, pool deck (pavers) and fencing as well as low retaining walls and a cabana. Site grading and landscaping of disturbed areas is also proposed.

The distance from the nearest edge of the pool to the BVW is 75'. The nearest corner of the proposed retaining wall to the BVW is 53'. All of the proposed work will take place outside of the 50' BVW buffer strip and no work is proposed within the BVW resource area.

## **Mitigation Measures**

The proposed project includes construction activities within the buffer zone of a BVW resource area. The design plans include provisions for the implementation of erosion and sedimentation controls prior to the start of construction to protect the surrounding resource areas. Erosion controls will be maintained until construction has been completed and all disturbed areas have been stabilized with appropriate ground cover.

## **Summary**

The Applicant proposes the construction of an inground pool at an existing single-family home. No wetland resource areas will be altered or otherwise adversely impacted by the proposed work. No work is proposed to take place in the previously developed 50-foot buffer strip of the BVW. Work at the project site will consist of the installation of an inground pool and paver pool deck, installation of the pool fence, construction of a retaining walls, and site grading/landscaping. Indirect impacts to vegetated wetlands and the 50' Buffer strip will be mitigated by the implementation of erosion and sedimentation controls, prior to, and throughout the construction phase of the Project. Materials staging and stockpile areas will be located adjacent to the existing garage away from the resource areas. The Applicant respectfully requests that the Commission issue an Order of Conditions allowing the Project to proceed as described in this Notice of Intent and on the submitted Site Development Plan.